

MINUTES OF AN ADJOURNED REGULAR MEETING OF THE CITY COUNCIL  
AND A REGULAR MEETING OF THE REDEVELOPMENT AGENCY  
OF THE CITY OF CHULA VISTA

June 4, 2002

4:00 p.m.

An Adjourned Regular Meeting of the City Council and a Regular Meeting of the Redevelopment Agency of the City of Chula Vista were called to order at 5:40 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

PRESENT: Agency/Councilmembers: Davis, Padilla, Rindone, Salas and  
Chair/Mayor Horton

ABSENT: Agency/Councilmembers: None

ALSO PRESENT: Executive Director/City Manager Rowlands, Agency/City  
Attorney Kaheny, and City Clerk Bigelow

CONSENT CALENDAR

1. APPROVAL OF MINUTES: May 7, 2002; May 14, 2002

Staff recommendation: Agency approve the minutes.

2. COUNCIL RESOLUTION NO. 2002-191 AND AGENCY RESOLUTION NO. 1779, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA INITIATING THE PROCESS AND SETTING THE DATE AND TIME FOR A JOINT PUBLIC HEARING TO CONSIDER AMENDING THE MERGED SOUTHWEST REDEVELOPMENT PLAN TO EXTEND EMINENT DOMAIN AUTHORITY FOR AN ADDITIONAL TWELVE YEAR PERIOD

The Southwest Redevelopment Plan was adopted on November 27, 1990 in order to improve deteriorated properties in the areas along Main Street, south Broadway, and south Third Avenue. Since its adoption, the Southwest Plan has permitted the use of eminent domain authority to acquire property within the redevelopment area. Under the provisions of the plan, the Agency's eminent domain authority is restricted to a 12-year time period following the effective date of the ordinance adopting the Plan. The Plan's eminent domain authority is scheduled to expire on November 27, 2002. However, California Redevelopment Law allows the Redevelopment Agency and City Council to amend the Plan to extend eminent domain for another 12-year period. Attached as Exhibit A is the proposed amendment. This report outlines the process that must be followed, pursuant to redevelopment law, to effectuate the proposed amendment. The joint resolution being presented tonight for consideration amendment. The joint resolution being presented tonight for consideration will initiate the proposed amendment

## CONSENT CALENDAR (Continued)

process, refer the proposed amendment to the Planning Commission for consideration and recommendation, and set the time and date for the joint public hearing to adopt the amendment (Director of Community Development)

Staff recommendation: Agency/Council adopt the resolution.

ACTION: Chair/Mayor Horton moved to approve staff recommendations and offered the Consent Calendar, Item #1 and #2, headings read, texts waived. The motion carried 5-0.

## ORAL COMMUNICATIONS

There were none.

## PUBLIC HEARINGS

3. AGENCY PUBLIC HEARING TO CONSIDER GRANTING A SPECIAL USE PERMIT (TC-02-02) TO ALLOW THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A WIRELESS TELECOMMUNICATIONS FACILITY AT 45 NORTH BROADWAY WITHIN THE TOWN CENTRE II REDEVELOPMENT PROJECT AREA

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Chair/Mayor Horton opened the public hearing.

ACTION: Chair/Mayor Horton moved to continue the item to the meeting of June 18, 2002. Agency/Councilmember Davis seconded the motion and it carried 5-0.

4. a. JOINT AGENCY/COUNCIL PUBLIC HEARING TO CONSIDER PROPOSED DISPOSITION OF CERTAIN PROPERTY (NEW POLICE FACILITY HEADQUARTERS SITE) BY THE REDEVELOPMENT AGENCY TO THE City of Chula Vista

On July 10, 2001, the Redevelopment Agency purchased the former Chula Vista Shopping Center site at the southeast corner of Fourth Avenue and "F" Street for the development of a new Police Headquarters facility. The construction of the police facility is now moving forward and the subject property will be conveyed from the Redevelopment Agency to the City of Chula Vista with this action. This report also serves as a "Summary Report" of the proposed conveyance, pursuant to California Redevelopment Law. (Community Development Director)

- b. COUNCIL RESOLUTION NO. 2002-192 AND AGENCY RESOLUTION NO. 1780, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA CONSENTING TO AND APPROVING THE

## PUBLIC HEARINGS (Continued)

### CONVEYANCE OF CERTAIN PROPERTY (NEW POLICE HEADQUARTERS SITE) BY THE REDEVELOPMENT AGENCY TO THE CITY OF CHULA VISTA AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Chair/Mayor Horton opened the public hearing. There being no members of the public wishing to speak, she then closed the public hearing.

**ACTION:** Agency/Councilmember Rindone moved to approve staff recommendation, and offered Council Resolution No. 2002-192, and Agency Resolution No. 1780, headings read, texts waived. The motion carried 5-0.

5. a. JOINT AGENCY/COUNCIL PUBLIC HEARING TO CONSIDER APPROVING THE SIGN DESIGN CONCEPT FOR THE DOWNTOWN MONUMENT SIGN, AND THE LOCATION FOR INSTALLATION OF THE MONUMENT SIGN; AND DIRECTING STAFF TO SOLICIT BIDS FROM QUALIFIED SIGN CONTRACTORS TO FABRICATE AND INSTALL THE DOWNTOWN MONUMENT SIGN WITHIN THE TOWN CENTRE I REDEVELOPMENT PROJECT AREA

The downtown monument sign is part of a comprehensive effort to revitalize and beautify Chula Vista's downtown "core". The idea of establishing a downtown monument sign came as a result of proactive efforts among downtown stakeholders to implement the "vision" of establishing downtown Chula Vista as the business, entertainment, civic, and cultural focal point of the city. Additionally, recent and proposed downtown redevelopment, including increased business improvement activities spearheaded by the Downtown Business Association has steadily increased the momentum in truly transforming the downtown "core" into a vibrant central business district. Included as Attachment 1 is the proposed sign design concept and Attachment 2 identifies the proposed location. (Community Development Director)

- b. COUNCIL RESOLUTION NO. 2002-193 AND AGENCY RESOLUTION NO. 1781, RESOLUTION OF THE CITY COUNCIL AND REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING THE SIGN DESIGN CONCEPT FOR THE DOWNTOWN MONUMENT SIGN, AND LOCATION; AND DIRECTING STAFF TO SOLICIT BIDS FROM QUALIFIED SIGN CONTRACTORS TO FABRICATE AND INSTALL THE SIGN WITHIN THE TOWN CENTRE I REDEVELOPMENT PROJECT AREA

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Community Development Specialist Del Valle, presented the proposed downtown monument sign project.

## PUBLIC HEARINGS (Continued)

Chair/Mayor Horton underlined that it was essential to tie in the monument sign with the architecture of the new Gateway Center.

Agency/Councilmember Rindone stated that the illumination feature of the monument sign ought to enhance the community core. He also suggested that the sun and waves within City logo be made more visible within the sign.

Agency/Councilmember Padilla believed that the proposed sign reflects the history of Chula Vista, as well as it's proposed location within the heart of the City, and its close proximity to the park and Heritage Museum.

**ACTION:** Chair/Mayor Horton moved to approve staff recommendation and offered Council Resolution No. 2002-193, and Agency Resolution No. 1781, heading read, text waived, with direction to staff to take into consideration Council comments regarding the sign design and textures, and to ensure that the proposed sign complements the new Gateway building's architecture. The motion carried 5-0.

6. a. **AGENCY PUBLIC HEARING TO CONSIDER GRANTING A SPECIAL USE PERMIT (SUPS-01-05) TO ALLOW THE DEVELOPMENT OF AN AUTOMATIC CAR WASH WITH ACCOMPANYING AUTO DETAIL CENTER AT 1616 THIRD AVENUE/304 MONTGOMERY STREET WITHIN THE SOUTHWEST REDEVELOPMENT PROJECT AREA**

Perla Barraza/Smart-Mex, Incorporated is proposing to construct an automatic car wash and lube center at 1616 Third Avenue/304 Montgomery Street, within the boundaries of the Southwest Redevelopment Project Area. The project site is adjacent to a variety of commercial uses along Third Avenue, such as restaurants, automobile repair and paint shops, medical offices, storage facilities, and the historic Otay Baptist Church. (Community Development Director)

b. **AGENCY RESOLUTION NO. 1782, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA ADOPTING MITIGATED NEGATIVE DECLARATION IS-01-38 AND APPROVING AN OWNER PARTICIPATION AGREEMENT WITH PERLA BARRAZA/SMART-MEX, INCORPORATED FOR THE DEVELOPMENT OF AN AUTOMATIC CAR WASH WITH ACCOMPANYING AUTO DETAIL CENTER AT 1616 THIRD AVENUE/304 MONTGOMERY STREET WITHIN THE SOUTHWEST REDEVELOPMENT PROJECT AREA**

c. **AGENCY RESOLUTION NO. 1783, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA GRANTING A SPECIAL USE PERMIT (SUPS-01-05) TO PERLA BARRAZA/SMART-MEX INCORPORATED FOR THE DEVELOPMENT OF AN AUTOMATIC CAR WASH WITH ACCOMPANYING AUTO DETAIL CENTER AT 1616 THIRD AVENUE/304 MONTGOMERY STREET WITHIN THE SOUTHWEST REDEVELOPMENT PROJECT AREA**

## PUBLIC HEARINGS (Continued)

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Senior Community Development Specialist Tapia presented the owner participation agreement and special use permit for the car wash center.

Agencymember Padilla opened the public hearing. With no members of the public wishing to speak, he then closed the public hearing.

**ACTION:** Agencymember Rindone moved to approve staff recommendation and offered Agency Resolution Nos. 1782 and 1783, headings read, texts waived. The motion carried 4-0, with Chair Horton absent.

7. a. PUBLIC HEARING TO CONSIDER GRANTING AN OWNER PARTICIPATION AGREEMENT AND SPECIAL USE PERMIT WITH ANTHONY RASO FOR THE DEVELOPMENT OF A 8,664 SQUARE FOOT RESTAURANT AND GAME CENTER (LA BELLA CAFÉ AND CALIFORNIA GAME CENTER) AT 289 G STREET WITHIN THE TOWN CENTRE I REDEVELOPMENT PROJECT AREA

On December 1, 2001, Agency staff received an application from Anthony Raso for a new restaurant/game center (La Bella Café and California Game Center) to be located at 289 G Street in the Town Centre I Redevelopment Project Area. Pursuant to the Town Centre Land Use Policy, the game center land use requires a Special Use Permit approved by the Redevelopment Agency Board. In addition, new construction requires the concurrent approval of an Owner Participation Agreement for development of the project. (Community Development Director)

- b. AGENCY RESOLUTION NO. 1784, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING AN OWNER PARTICIPATION AGREEMENT WITH ANTHONY RASO FOR THE DEVELOPMENT OF A 8,664 SQUARE FOOT RESTAURANT AND GAME CENTER (LA BELLA CAFÉ AND CALIFORNIA GAME CENTER) AT 289 G STREET WITHIN THE TOWN CENTRE I REDEVELOPMENT PROJECT AREA
- c. AGENCY RESOLUTION NO. 1778, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING A SPECIAL USE PERMIT FOR THE DEVELOPMENT OF A 8,884 SQUARE FOOT RESTAURANT AND GAME CENTER (LA BELLA CAFÉ AND CALIFORNIA GAME CENTER) AT 289 G STREET WITHIN THE TOWN CENTRE I REDEVELOPMENT PROJECT AREA

Item #7 was taken out of order, and discussed prior to Item #6.

Redevelopment Manager Estes presented the La Belle Café/California Game Center owner participation agreement, and special use permit.

Chair Horton opened the public hearing.

## PUBLIC HEARINGS (Continued)

Anthony Raso presented the proposed project, which included the design and customer focus of the game center.

Marla Bacon, spoke in support of the proposed project, and stated that it was important to provide a safe environment for the youth and families in the community.

At 6:30 p.m., Chair Horton left the dais.

There being no further members of the public wishing to speak, Agencymember Padilla then closed the public hearing.

ACTION: Agencymember Rindone moved to approve staff recommendation and offered Agency Resolution Nos. 1784 and 1778, headings read, texts, waived. The motion carried 4-0, with Chair Horton absent.

Agencymember Rindone left the dais at 6:45 p.m.

## ACTION ITEMS

### 8. REPORT ON THE PROPOSED CONCEPT FOR THE AUTO PARK RIGHT-OF-WAY DESIGN AND PHASE II LANDSCAPED MEDIAN DESIGN ON MAIN STREET EAST OF I-805 FROM NIRVANA ROAD TO HERITAGE ROAD IN THE OTAY VALLEY REDEVELOPMENT PROJECT AREA

Main Street east of I-805 is among the primary entryways to the City of Chula Vista. Many residents and visitors from outside the community travel this stretch of roadway to concerts at the Coors Amphitheatre or day trips to Knott's Soak City, as well as to the Chula Vista Auto park and other businesses in the area. In 1999, landscaping improvements were installed in the median between Nirvana road and Heritage Road. Phase II of this project, already funded through an existing CIP, will be presented along with a conceptual plan for an Auto Park right of Way design to benefit the area. The purpose of this report and presentation is to provide the Redevelopment Agency and public an opportunity to review and provide staff direction on these designs. (Community Development Director)

ACTION: Agencymember Davis moved to continue the item to the meeting of June 18, 2002 (if all Councilmembers will be present). Agencymember Salas seconded the motion, and it carried 3-0, with Chair/Mayor Horton and Agency/Councilmember Rindone absent.

## OTHER BUSINESS

### 9. DIRECTOR'S REPORTS

#### a. REPORT: ST. ROSE OF LIME EDITORIAL

ACTION: Agency/Councilmember Davis moved to accept the report. Agency/Councilmember Padilla seconded the motion and it carried 3-0, with Chair/Mayor Horton and Agency/Councilmember Rindone absent.

10. CHAIR/MAYOR REPORTS

There were none.

11. AGENCY/COUNCIL COMMENTS

There were none.

CLOSED SESSION

12. CONFERENCE WITH LEGAL COUNSEL SIGNIFICANT EXPOSURE TO LITIGATION – Pursuant to Government Code Section 54956.9(B)

Two cases

ACTION: Direction was given to Counsel.

13. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(A)

- a. City of Chula Vista v. Guillermo Rodriguez, DDS, et al. (Adams Dentistry) SDSC Case No. GIC781297

No action was taken on this item.

- b. City of Chula Vista v. Curtis Bradford, et al. (Mrs. Cook and Lugs) SDSC Case No. GIC781296

ACTION: Direction was given to Counsel.

ADJOURNMENT

At 7:10 p.m., Agency/Councilmember Padilla adjourned the meeting to the Regular Meeting of the Redevelopment Agency on June 18, 2002, at 6:00 p.m., immediately following the City Council meeting.

Susan Bigelow, CMC/AAE, City Clerk